

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 21
Meeting Date: 01/11/01

SUBJECT: CONTINENTAL EAST #SBD-2001.02

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request for Continental East for a Final Subdivision Plat at 6301 South McClintock Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request for **CONTINENTAL EAST** (Tom Benscoter, V.P. & CFO, MNG Holdings, LLC, property owner) for Final Subdivision Plat at 6301 South McClintock Drive. The following approvals are requested from the City of Tempe:

#SBD-2001.02 A Final Subdivision Plat for 2 lots on 3.69 net acres at 6301 South McClintock Drive.

Document Name: 20010100devsrh03

Supporting Documents: Yes

SUMMARY: This request is for a subdivision plat for 2 lots. The owner wishes to divide one lot into two new lots. Both new lots have access to a public street. The total site are, 3.69 net acres, includes a two-story building soon to be occupied by ASI Communications, and about 60,000 s.f. of undeveloped land. The undeveloped land area would become lot number 2 and sold for future development. The lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21, therefore staff recommends approval, and public input is not required.

RECOMMENDATION: Staff - Approval
Public – No input required

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description / Comments / Reason for Approval
3. Conditions of Approval
4. Location Map
5. Final Subdivision Plat

HISTORY & FACTS:

<u>Prior to 1983.</u>	Property zoned for Commercial/office uses.
<u>July 6, 1983.</u>	Design Review Board approved building elevation, site and landscape plans for a 10,450 s.f. single story medical clinic subject to 9 conditions.
<u>January 18, 1984.</u>	Design Review Board approved buildings B and C consisting of 22, 400 s.f. subject to 4 conditions.
<u>July 16, 1986.</u>	Design Review Board approved building elevations and site plans for Thomas Davis Medical Phase II.
<u>September 23, 1987.</u>	Board of Adjustment approved a use permit for Thomas Davis Medical Center to allow a modular building (for less than 1 year) for temporary medical offices during construction.
<u>May 11, 2000.</u>	City Council approved a Final Subdivision Plat for two lots on 6 net acres.

DESCRIPTION:

Owner – MNG Holdings, LLC
Applicant – A.J. Wadsworth, Superior Surveying Services, Inc.
Engineer – A.J. Wadsworth, Superior Surveying Services, Inc.
Existing zoning – PCC-1
Total site area – 3.69 net acres
Number of lots proposed – 2

COMMENTS:

This request is for a subdivision plat for 2 lots, dividing existing lot 1 within existing Continental East Unit Six Subdivision. The total subject site area, 3.69 net acres, includes a two-story building soon to be occupied by ASI Communications, and about 60,000 s.f. of undeveloped land. The undeveloped land area would become lot number 2 and sold for future development. The lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21, therefore staff recommends approval, and public input is not required.

REASON(S) FOR APPROVAL:

1. The plat appears to conform with Subdivision Ordinance No. 99.21.

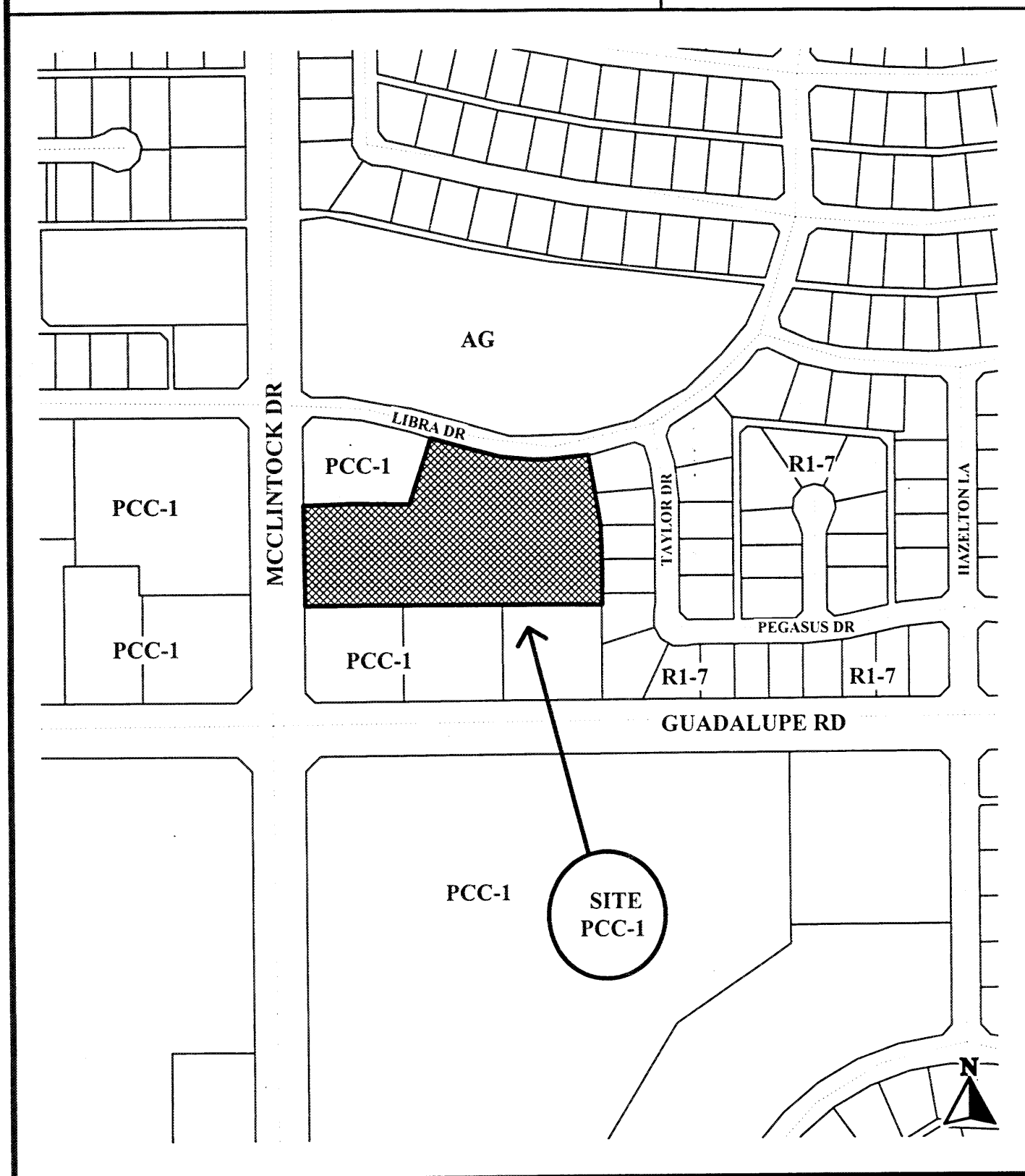
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder.

5. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.

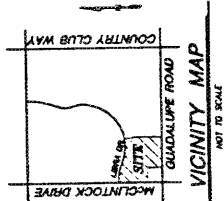
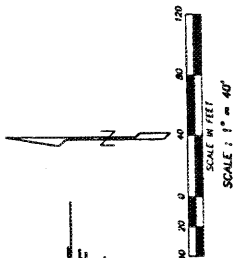
CONTINENTAL EAST

SBD-2001.02



Location Map SEE OTHER SIDE FOR MORE INFORMATION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

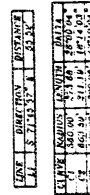


NOTES

The basis of hearing is the minimum use of Quiddage Road, also being the South side of the Southeast quarter of Section 1, using a bearing of South 80 degrees 00 minutes 00 seconds West.

As this information is based on an Attached Commitment for Title Insurance Issued by Stewart Title Guaranty Company's Order Number 00110441, dated November 18, 2000.

CONDITIONS OF APPROVAL
(SBD-2001)



LEGEND

--- 1/2" AS BUILT w/ CAP NO. 21000
(and 1/2" AS BUILT w/ BUILT)

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

SLIMESSED 35304 10 NEW TTY NANOON
KINGMAN ALL WITH BY THESE PRESENTS

[illegible]

AN INTERESTING HISTORY:

SPR DAY OF DECEMBER 2000

WAS A GUY AS MANAGING MEMBER OF ARMO HOLDINGS, LLC

ACKNOWLEDGMENT

STATE OF ARIZONA

ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, THIS _____ DAY OF DECEMBER, 2000,
BY KAY C. ZAVIN, WHO ACKNOWLEDGED HERSELF TO BE THE MANAGING MEMBER OF MAKO
HOLDINGS, LLC, AND OWNER OF THE SUBJECT PROPERTY, SECURED THIS INSTRUMENT
FOR THE PURPOSES HEREIN CONTAINED.

(Notary Public for the State of California)

COUNTY OF MARICOPA)

AN INDEPENDENT JUDICIAL

10

APPROVAL

100-443887-100

APPROVED BY THE MAYOR AND CITY COUNCIL
ON THIS _____ DAY OF DECEMBER, 2000.

MAY 1968

AIRES: $\frac{1}{2} \pi$ (180°) para $\phi = 0$ y $\frac{3}{2} \pi$ (270°) para $\phi = \pi$.
 El ángulo ϕ está en el intervalo $0 \leq \phi < 2\pi$.

CERTIFICATION

I, G. BRYAN GOETZINGER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE PLAT SHOWING ALIEN WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER, 2000 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION SHOWING ACTUALLY FIRST

[illegible]

C. ANYAN GO
B.L.S. 431020

NOT FOR
CONSTRUCTION
-PRELIMINARY-

**Superior
Surveying
Services, Inc.**

21415 North 23rd Avenue
Phoenix, Arizona 85027
Phone (602) 868-0223
Fax (602) 868-0726
myr@horizon.net

AGUILERA NO. 2 18276 - CALIFORNIA AREA 14080 - NE VALIA NEG 7680



Tom D. Benscoter
Vice President and Chief Financial Officer
1042 E. Guadalupe Rd.
Tempe, AZ 85283
(480) 752-7123 - Voice
(480) 752-7130 - Fax
e mail: Tbenscoter@abilnet.com

SENT VIA FACSIMILE (480) 350-8872

December 15, 2000

Ms. DeeDee Kimbrell
City of Tempe
Development Services Department
Planning Division
31 East Fifth Street
Tempe, AZ 85280-5002

Re: Lot split at 6301 South McClintock

Dear Ms. Kimbrell:

Pursuant to your request, this letter is to confirm our plans for the proposed lot split involving MNG Holdings' property at 6301 South McClintock.

Be advised that MNG Holdings, LLC is the present owner of the property located at 6301 South McClintock, having purchased the property in September 2000. ASI Communications, Inc. owns 70% of MNG Holdings, and will be the tenant in the building fronting McClintock when its remodel is completed.

The entire property presently consists of some 3.7 acres, including the 2 story building and paved parking lot. The property also includes an undeveloped vacant lot consisting of some 60,000 square feet adjacent to the east. Our plan is to split this 60,000 square foot vacant lot from the other property to allow it to be sold and properly developed.

To this end we have retained Superior Surveying Services, Inc. as our agent to complete this lot split and perform all necessary tasks to obtain the approval of the lot split from the City of Tempe.

Should you have any questions please contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom D. Benscoter".

Tom D. Benscoter
Vice President & CFO, on behalf of MNG Holdings, LLC

Cc: Superior Surveying Services, Inc.

